



SENT TO COUNCIL:

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Memorandum

by Council Liaison's Office

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Leslye Corsiglia

SUBJECT: SEE BELOW

DATE: September 1, 2005

Approved

Date

9/6/05

COUNCIL DISTRICT: City-wide

INFORMATION

SUBJECT: FISCAL YEAR END 2004-05 REPORT DETAILING ACTIVITY IN THE HOUSING DEPARTMENT'S HOUSING REHABILITATION PROGRAM

This report is presented in three parts. The "Program Intake" section of the report includes information related to workload associated with applications from customers for housing rehabilitation assistance. The "Program Completions" section includes information related to construction activity. The "SNI Multi-family Demonstration/Special Project" section identifies activity and progress in the SNI areas and special initiatives approved by the City Council. Attachment A provides a summary of the activity, and budget performance. Finally, Attachment B provides a report on public outreach conducted by Housing Department staff during the reporting period.

Program Intake

- The program's focus in FY 2004-05 was funding repairs to address health and safety home improvements for low-income owner-occupied households. At fiscal year-end, a total of 317 applications were approved for a total of 442 dwelling units, in the amount of \$5,093,970.
- A total of 99% of the households approved for assistance during the fiscal year were in the low-income categories, with 66% of the approved funding going to projects in the City's SNI areas where there were a total of 117 completed projects. The breakdown of residents approved by income category is as follows:

<u>Income Category</u>	<u>Households</u>
Extremely Low-Income:	117 (37%)
Very Low-Income:	111 (35%)
Low-Income:	86 (27%)
Moderate Income:	3 (1%)

Program Completions

- At fiscal year-end, a total of 522 housing units were rehabilitated, a new production record for the program, exceeding last year's total completions by 112 units. The significant increase in rehabilitated units was a result of the completion of a number of SNI rental rehabilitation demonstration projects identified by the Neighborhood Advisory Committees (NACs) as important neighborhood priorities. The demonstration projects accounted for a total of 215 of the units completed.
- Due to a reduction in the 20% Low and Moderate-Income Housing funds available for the housing rehabilitation program this fiscal year, the paint program experienced a significant decrease in production. A total of 183 paint projects were completed this year compared to 548 projects completed last fiscal year. Paint projects continue to be approved when the work is done in conjunction with health and safety improvements, and staff continues its efforts to identify additional funding sources for the paint program. In addition, the Department will continue to provide funding and logistical support to Neighborhood Housing Services Silicon Valley (NHSSV) for their volunteer driven neighborhood paint-a-thon events.
- Through the end of the fourth quarter, there were a total of 257 active construction projects. Active projects are housing units that have been inspected, are out to bid, or are under construction.

SNI Multi-family Demonstration/Special Projects

- **Hoffman Via Monte (HVM):** Due to the success of the first demonstration project completed in December 2004, the Redevelopment Agency allocated an additional \$250,000 matched by funds from property owners selected to participate in the second demonstration project. The project subcommittee approved the rehabilitation of five additional four-plex buildings in the neighborhood. The twenty-unit project is under construction and is scheduled for completion in November, 2005.
- **Burbank Del Monte:** Tenants, property owners, and the Burbank Del Monte community celebrated the completion of the Phase I Richmond-Menker Apartments renovation project in the Burbank Del Monte SNI area on April 30th. Comprised of thirty-one buildings and 123 dwelling units, the scope of work included streetscape, landscape, common area upgrades, and building improvements. Tenant volunteers planted community gardens in portions of the common area. The Neighborhood Advisory Committee (NAC) and staff from the Redevelopment Agency, the Housing Department, PRNS, SJPD and PBCE worked with the stakeholders to create a more attractive living environment for the many families with young children living in this area. The project was recognized at this year's State of the City event. In addition, the Housing Department has successfully applied for Proposition 46 Workforce Housing Reward grant funds to coordinate and implement additional improvements at Richmond-Menker in FY 2005-06.

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- **Blackford**: With the extensive participation of the Colonial Gardens Property Owners Association, the demonstration project was completed at the Colonial Gardens complex of apartments. The scope of work included enhanced landscaping, new custom dual pane windows and exterior paint. Property owners invested \$217,000 to this \$457,000 neighborhood improvement project of 100 units. Future projects for this area include the upgrading of an existing lot on Cape Cod Court. The 84-unit Underwood Apartments project is under construction with 11 of 19 projects completed. The scope of work includes fence removal, new landscape, garage doors, gutters, and exterior paint. The Department is working with PBCE to create a "master improvement plan" for the remainder of the projects. The plan will be used as a guide in the implementation of multi-family demonstration projects in other neighborhoods of the City with similar challenges.
- **Winchester**: Identified as a demonstration project at a Winchester SNI community-pride day event, the project was completed in June. Located at the entrance of the neighborhood on Cadillac Drive, the scope of work included landscaping, paint, fencing, and new windows for two buildings of ten dwelling units each. A project completion celebration event is being coordinated with SNI staff from the Redevelopment Agency.
- **Environmental Services Department (ESD)/Housing Partnership**: With \$700,000 from the Council approved agreement with Calpine/Bechtel, an energy weatherization grant program for low-income owner-occupied households in San Jose was integrated into the housing rehabilitation program. Improvements include windows, insulation, water heater replacement and the installation of energy efficient appliances. In addition, households that fall within the Energy Partners Income Guidelines are referred to PG&E for improvements eligible under that program. Implementation of this housing rehabilitation program component began in June, 2005.

Quarterly Attachments

The following attachments are included in this document:

- **Housing Rehabilitation Program Production** – Reports on up-to-date activity in the Housing Rehabilitation program. The report includes data on grant and loan approvals, and housing units rehabilitated during the year.
- **Housing Rehabilitation Public Outreach Report** – Reports on presentations on housing rehabilitation activities and housing rehab project celebration events in SNI areas for the fourth quarter.


LESLYE CORSIGLIA
Director of Housing

REHABILITATION PROGRAM PRODUCTION

FY 2004-2005

Rehab Project Intake

	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Year Totals	2003-04
<i>No. of Rehab Loans and Grants Approved:</i>	82	53	107	75	317	266
<i>Units in Approved Rehab Loans & Grants:</i>	111	108	141	82	442	353
<i>Total \$ in Approved Loans/Grants:</i>	\$1,116,435	\$835,162	\$2,016,596	\$1,125,777	\$5,093,970	\$3,968,400
<i>Mobilehome Approvals (inc. SNI)</i>	\$417,160	\$313,864	\$455,278	\$388,540	\$1,574,842	n/a
<i>Non-Mobilehome Approvals</i>	\$699,275	\$521,298	\$1,561,318	\$737,237	\$3,519,128	n/a
<i>\$ Amt. Approved in SNI Areas*:</i>	\$500,275	\$431,298	\$874,024	\$507,000	\$2,312,597	\$2,342,387
<i>% of Funds Approved in SNI Areas*:</i>	72%	83%	56%	69%	66%	59%

Rehab Project Completions

<i>Number of Rehab Projects Completed:</i>	80	66	105	102	353	369
SNI Areas	29	18	44	26	117	99
Other Areas	23	27	30	25	105	111
Mobilehomes	28	21	31	51	131	159
<i>Units in Completed Rehab Projects</i>	84	65	268	105	522	410

Paint Projects Completions

<i>Units in Paint Projects Completed</i>	97	65	21	0	183	548
SNI Areas	38	25	3	0	66	213
Other Areas	59	40	18	0	117	335
<i>Dollar Amount in Paint Grants</i>	\$241,192	\$116,164	\$62,121	\$0	\$419,477	\$1,220,012

Construction Workload

<i>No. of Emergency Projects Completed</i>	9	14	14	8	45	n/a
<i>No. of Active Construction Projects</i>	250	251	227	257		n/a

Note: * Per Council Policy, does not include funds approved for mobile homes

Attachment B

Public Outreach Report

SNI AREA	DATE	TYPE	AUDIENCE	LOCATION	SUBJECT
HOFFMAN VIA MONTE	5/12/05	Hoffman Via Monte Project Subcommittee	Property Owners	Housing Department	Hoffman Via Monte SNI Rehab Demo Project #2
BURBANK DEL MONTE	4/14/05	Richmond Menker Property Owners Association	Property Owners	Sherman Oaks Community Center	Richmond Menker SNI Rehab Demo Project
	4/30/05	Richmond Menker Celebration Event	Area Residents, Property Owners	Richmond Menker Apartment Complex	Celebrate Completion of Phase I Demo Project
	6/9/05	Richmond Menker Property Owners Association	Property Owners	Sherman Oaks Community Center	Richmond Menker SNI Rehab Demo Project
EAST VALLEY/680	4/14/05	Summer Street Celebration Event	Property Owner, NHSSV, City Staff	2324 Summer Street	Celebrate Completion of NHSSV ARR Project
GREATER GARDNER	4/18/05	Greater Gardner SNI Rehab Subcommittee	Residents	Greater Gardner Community Center	SNI Rehab Demo Project
FIVE WOUNDS/ BROOKWOOD TERRACE	5/10/05	Jeanne Avenue/Forestdale Neighborhood	Area Residents, Property Owners	McKinley Neighborhood Center	Goal Setting for Projects & Initiatives in the Jeanne/Forestdale Neighborhood
BLACKFORD	5/14/05	Blackford Neighborhood Celebration	Residents	Starbird Community Center	Celebrate the Completion of Neighborhood Priorities
N/A	5/19/05	Advisory Commission on Rents	Commissioners	Housing Department	SNI Process and Projects
KONA	6/20/05	KONA NAC	Area Residents	Smythe Clubhouse Boys and Girls Club	Housing Rehabilitation Status Report